

This instrument prepared by
(Name) Wallace, Ellis, Head & Fowler, Attorneys
(Address) Columbiana, Alabama 35051
Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

208
19811105000117770 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
11/05/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED DOLLARS (\$500.00) DOLLARS & other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John O. Eddins and wife, Jane Eddins

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

William N. Eddins

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

OUR UNDIVIDED INTEREST IN AND TO THE PROPERTY DESCRIBED ON EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF SET OUT HEREIN

BOOK 335 PAGE 971

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 5th day of November, 1981.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
1981 NOV 5 AM 11:29
Deed \$7.50
Tax Rec \$3.00
41.50
(Seal)
Lance A. Brasler, Jr.
JUDGE OF PROBATE
(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John O. Eddins and wife, Jane Eddins, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of

November A. D., 19 81

Lance Brasler
Notary Public.

PARCEL A:

Commence at the Southwest corner of Section 28, Township 21 South, Range 2 West; run thence in a Northerly direction along the West line of said Quarter for a distance of 1,601.53 feet to the point of beginning. From the point of beginning thus obtained, thence turn an angle to the right of 91 degrees 39 minutes, 38 seconds and run in an Easterly direction for a distance of 878.51 feet to a point on the Southwesterly right of way line of U.S. Highway #31; thence turn an angle to the right of 77 degrees, 02 minutes, 51 seconds to the tangent of the following described course, said course being situated on a curve to the right having a central angle of 4 degrees, 02 minutes, 56 seconds and a radius of 2,759.05 feet; thence run along the arc of said curve to the right in a Southeasterly direction along the Southwesterly right of way line of U.S. Highway #31 for a distance of 194.97 feet to the end of said curve; thence run along the tangent, if extended to said curve, in a Southeasterly direction continuing along the Southwesterly right of way line of U.S. Highway #31 for a distance of 7.85 feet; thence turn an angle to the left of 90 degrees and run in a Northeasterly direction along the right of way of U.S. Highway #31 for a distance of 15 feet; thence turn an angle to the right of 90 degrees and run in a Southeasterly direction along the Southwesterly right of way line of U.S. Highway #31 for a distance of 100 feet; thence turn an angle to the right of 90 degrees and run in a Southwesterly direction along the right of way line of U.S. Highway #31 for a distance of 15 feet; thence turn an angle to the left of 90 degrees and run in a Southeasterly direction along the Southwesterly right of way line of U.S. Highway #31 for a distance of 386.18 feet to the point of beginning of a curve to the left, said curve having a central angle of 1 degree, 17 minutes, 44 seconds and a radius of 2,830.14 feet; thence run along the arc of said curve to the left in a Southeasterly direction along the Southwesterly right of way line of U.S. Highway #31 for a distance of 64 feet; thence turn an angle to the right of 93 degrees, 34 minutes, 53 seconds from the tangent of last described course and run in a Southwesterly direction for a distance of 1,713.33 feet to a point on the Northeasterly right of way line of the L & N Railroad; thence turn an angle to the right of 70 degrees, 02 minutes, 36 seconds and run in a Northwesterly direction along the Northeasterly right of way line of L & N Railroad for a distance of 1,017 feet; thence turn an angle to the right of 115 degrees, 02 minutes, 47 seconds and run in an Easterly direction along the South line of a parcel of land recorded in Deed Book 291, Page 502, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 1,144.47 feet; thence turn an angle to the right of 1 degree, 43 minutes, 33 seconds and run in an Easterly direction for a distance of 10.27 feet to the point of beginning. Said parcel containing 36.56 acres.

PARCEL B: BOOK 335 PAGE 972

Commence at the Southwest corner of Section 28, Township 21 South, Range 2 West; run thence in a Northerly direction along the West line of said Section for a distance of 745.21 feet to the point of beginning. From the point of beginning thus obtained; thence turn an angle to the left of 94 degrees, 57 minutes, 26 seconds and run in a Southwesterly direction for a distance of 729.07 feet to a point on the Northeasterly right of way line of L & N Railroad; thence turn an angle to the left of 109 degrees, 57 minutes, 24 seconds and run in a Southeasterly direction along the Northeasterly right of way line of L & N Railroad for a distance of 634.89 feet; thence turn an angle to the left of 93 degrees, 31 minutes, 54 seconds and run in a Northeasterly direction for a distance of 222.69 feet; thence turn an angle to the left of 0 degrees, 01 minutes, 04 seconds and run in a Northeasterly direction for a distance of 339 feet; thence turn an angle to the right of 23 degrees, 34 minutes, 53 seconds and run in a Northeasterly direction for a distance of 1,030.16 feet to a point on the Southwesterly right of way line of U.S. Highway #31; thence turn an angle to the left of 101 degrees, 17 minutes, 58 seconds to the tangent of the following described course, said course being situated on a curve to the right having a central angle of 7 degrees, 38 minutes, 34 seconds and a radius of 2,830.14 feet; thence run along the arc of said curve to the right in a Northwesterly direction along the Southwesterly right of way line of U.S. Highway #31 for a distance of 377.52 feet; thence turn an angle to the left of 86 degrees, 25 minutes, 07 seconds from the tangent of last described course and run in a Southwesterly direction for a distance of 984.26 feet to the point of beginning. Said parcel containing 15.8 acres.

Subject to existing public road rights of way and utility easements of record.

SUBJECT TO THE FOLLOWING:

1. 100-foot wide right of way for U.S. Highway 31 (Birmingham-Montgomery Highway).
2. Public road right of way to Shelby County recorded in Deed Book 102, page 470, in Probate Office of Shelby County, Alabama.
3. Transmission line permit to Alabama Power Company recorded in Deed Book 99, page 463.
4. The deed to a portion of subject land through which the present owners hold their title recorded in Deed Book 78, page 329 in Probate Office, filed August 5, 1925, contains the following provision: "said lands nor any building to be erected thereon shall not be used for the conduct of any store for the sale of merchandise and if violated, this deed shall become null and void, and title to said lands shall revert to grantors. And deeds prior to said deed in the chain of title also contain the same provision with the same reversionary clause. Said portion is restricted in its use as provided by said clause, and any claim for violation thereof, and any claim of reversion of title because of violated thereof, is excepted."
5. Rights of the public and any private road or roadway easements in and to the "Old Ebenezer Road" are excepted.
6. Easements to Alabama Power Company as shown by instrument recorded in Volume 143, page 357 in Probate Office.
7. Right of way for road along the West 12 feet of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Sec. 29, contained in Deed Volume 71, page 306.
8. Easements to Shelby County as shown by instrument recorded in Vol. 49, page 280 in Probate Office.
9. Subject to ~~road~~ easement reserved and recorded in Deed Book 78, page 329, as located and shown on survey of subject property by Coulter & ~~dated~~ 3/28/81.

AM 11:29
11/05/1981
FILED
IN THE
SHELBY COUNTY
JUDGE OF PROBATE
OFFICE